
WAREHOUSE AT PARKWAY

DENTON, MANCHESTER, M34 3SG

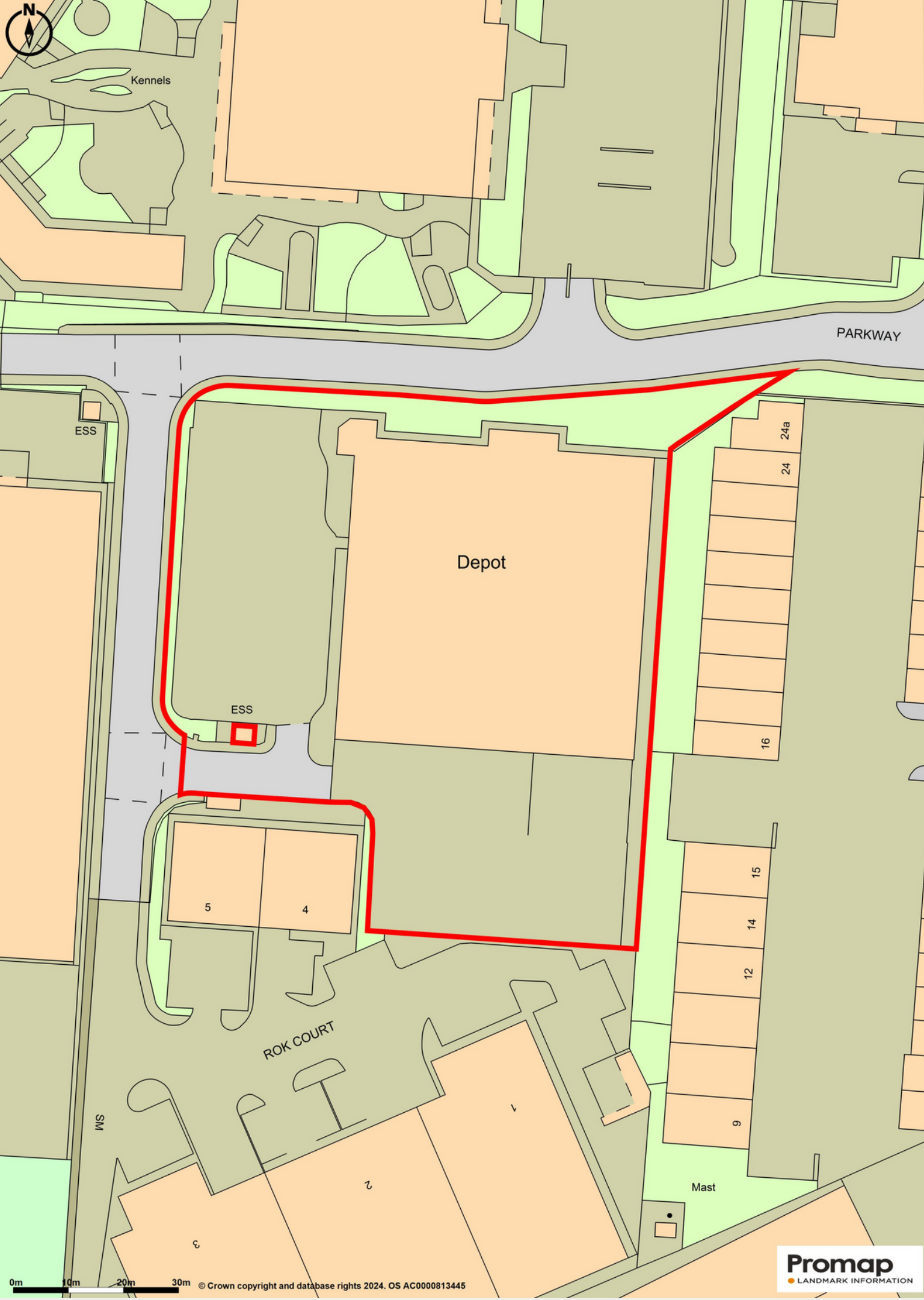
WAREHOUSE WITH YARD & PARKING
GIA: 36,066 SQ FT

- Excellent motorway access - immediately adjacent to J24 of M60 motorway
- Suitable for a variety of uses within B1, B2 or B8 use classes
- Total Site Area 0.78 Ha (1.94 acres)
- 55 parking spaces
- Secure yard to rear
- Eaves height approx. 7.5m
- Available To Let (by way of assignment)



Sanderson
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Location

The property is located on Parkway in Denton providing excellent access to nearby Denton Railway Station and Junction 24 of the M60 Motorway is within 500m.

Manchester City Centre is located approximately 6.5km to the west with Stockport located approximately 5km to the south-west.

Surrounding occupiers at Parkway include Apollo Scientific, Centrepoint and Dog's Trust Manchester.

Description

The subject property comprises a detached modern industrial / warehouse unit with 2-storey office / showroom accommodation, constructed early 2000's.

The property is of steel portal frame construction with profile metal sheet cladding to external elevations with internal blockwork to 2.4m, under a multi-pitched roof with 10% translucent roof panels.

The ground floor provides predominantly warehouse accommodation which is racked out. The ground floor also provides trade counter area, in addition to large showroom, workshop, warehouse offices, kitchen and WC's. Eaves height within the warehouse varies from 7.5m to the underside of the haunch, to 9m to the apex. The warehouse provides concrete floor and sodium lighting.

The first floor, which can be accessed via one of three staircases or via passenger lift, provides office accommodation, server room, store, WC's and kitchen. The office accommodation is fit out with carpeted flooring, suspended ceiling tiles with inset lighting and comfort cooling cassettes, and painted plastered walls with perimeter trunking. The first floor benefits from windows to the north elevation providing natural light.

The property provides glazed entrance to the north-west corner of the property, with additional access to the trade counter off the western elevation. The warehouse is accessed from the yard via 1 x level access loading door (6.4m wide x 4.5m high) and 3 x dock level loading bays (3m wide x 3.3m high).

Externally, there is a surfaced yard located to the south of the site and a separate car park located to the west of the site providing parking for 55 cars.



Accommodation

Description	Sq M	Sq Ft
Ground - warehouse, showroom, trade counter	3,967.90	31,946
First - offices	320.34	3,448
Mezzanine Store	62.40	672
Total	3,350.64	36,066

EPC

A full copy of the EPC is available upon request.

Business Rates

Rateable Value: £188,000 (2023 Rating List)

Lease Terms

The property is available by way of an assignment of the existing lease expiring 5 July 2030. The passing rent is £215,000 per annum, subject to a rent review in July 2025.

Further information including a copy of the lease is available on request.

Deposit

The ingoing tenant may be required to pay a deposit prior to taking occupation of the premises.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

AML

In accordance with Anti-Money Laundering Regulations, ID will be requested from the successful tenant / purchaser along with proof of address.

Further Information

VIEWINGS STRICTLY BY APPOINTMENT ONLY WITH THE AGENT.
FOR FURTHER INFORMATION PLEASE CONTACT:



**Sanderson
Weatherall**

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